

MINUTE ITEM

41. APPLICATION FOR APPROVAL OF AGREEMENT TO EXCHANGE PORTIONS OF THREE STATE-OWNED TIDELAND AREA STREETS IN THE HUNTERS POINT RECLAMATION DISTRICT, SAN FRANCISCO BAY, FOR FEE LAND OWNED BY THE APPLICANT, HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO - W.O. 2850, S.W.O. 7376, P.R.C. 2454.9.

After consideration of Calendar Item 32 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO EXECUTE AN EXCHANGE AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE STATE OF CALIFORNIA WHEREBY THE STATE WILL RECEIVE 20,641 SQUARE FEET OF FILLED AND UNFILLED TIDE AND SUB-MERGED LANDS, KNOWN AS PARCEL 84, IN EXCHANGE FOR 2,840 SQUARE FEET IN DONNER AVENUE, 23,074 SQUARE FEET IN EGBERT AVENUE, AND 23,373 SQUARE FEET IN FITZGERALD AVENUE, ALL MORE OR LESS, AND ALL LOCATED WITHIN THE HUNTERS POINT RECLAMATION DISTRICT, CITY AND COUNTY OF SAN FRANCISCO.

Attachment

Calendar Item 32 (2 pages)

CALENDAR ITEM

32.

APPLICATION FOR APPROVAL OF AGREEMENT TO EXCHANGE PORTIONS OF THREE STATE-OWNED TIDE/AND AREA STREETS IN THE HUNTERS POINT RECLAMATION DISTRICT, SAN FRANCISCO BAY, FOR FEE LAND OWNED BY THE APPLICANT, HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO - W.O. 2850.

The Housing Authority of the City and County of San Francisco has applied for an exchange of lands within the Hunters Point Reclamation District located waterward of the natural shore line of San Francisco Bay near the southerly limits of the City and County of San Francisco.

The State lands applied for consist of:

1. 2,840 square feet in Donner Avenue, being a portion of the area lying between the State-owned railroad right-of-way and the westerly line of the Salt Marsh and Tide Lands as established by the Board of Tideland Commissioners under the Act of March 30, 1868.
2. 23,074 square feet in Egbert Avenue, being a portion of the area lying between the State-owned railroad right-of-way, Fitch Street and the above-mentioned line established by the Board of Tideland Commissioners.
3. 23,373 square feet in Fitzgerald Avenue, lying between Fitch Street and the above-mentioned line established by the Board of Tideland Commissioners.

The staff has appraised these lands at \$3,700. However, similar State-owned street areas in the vicinity were lost to the Navy through a condemnation action at a total price of \$1.

The land offered in exchange by the Housing Authority contains 20,641 square feet; and is bounded by Donner Avenue, Fitch Street, Carroll Avenue, and the State-owned railroad right-of-way. Both Carroll Avenue and Fitch Street have been filled and paved. The staff has appraised this property at \$5,200, based upon sales of similar lands in the vicinity.

Authority for the exchange is contained in Chapter 1573, Statutes of 1955, as amended by Chapter 1998, Statutes of 1957. All of the exchange conditions set forth in this enabling legislation have been complied with, except for the filling of the State land applied for. The Public Housing Administration will authorize the expenditure of Federal monies to fill these street areas only if an agreement is executed to convey the properties when they are actually filled.

It is the opinion of the staff that the proposed agreement and subsequent land exchange is in the best interest of the State. The narrow street sites have little value to anyone other than an adjoining property owner, while the property to be conveyed to the State is of a size and shape that could be utilized by a State lessee or purchaser as a light industrial or commercial site.

CALENDAR ITEM 32. (CONTD.)

IT IS RECOMMENDED THAT THE EXECUTIVE OFFICER BE AUTHORIZED TO EXECUTE AN EXCHANGE AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE STATE OF CALIFORNIA WHEREBY THE STATE WILL RECEIVE 20,641 SQUARE FEET OF FILLED AND UNFILLED TIDE AND SUBMERGED LANDS, KNOWN AS PARCEL 84, IN EXCHANGE FOR 2,840 SQUARE FEET IN DONNER AVENUE, 23,074 SQUARE FEET IN EGBERT AVENUE, AND 23,373 SQUARE FEET IN FITZGERALD AVENUE, ALL MORE OR LESS, AND ALL LOCATED WITHIN THE HUNTERS POINT RECLAMATION DISTRICT, CITY AND COUNTY OF SAN FRANCISCO.